



City of El Paso – City Plan Commission Staff Report

Case No: SUSU16-00052 Davita – Alameda Subdivision
Application Type: Major Combination
CPC Hearing Date: August 11, 2016
Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: North of Alameda and West of Carolina
Acreage: 1.7787
Rep District: 3
Existing Use: Commercial
Existing Zoning: C-4/sc (Commercial/special contract)
Proposed Zoning: C-4/sc (Commercial /special contract)
Nearest Park: Stiles Park (.28 miles)
Nearest School: Ascarate Elementary (.77 miles)
Park Fees Required: Pending
Impact Fee Area: N/A
Property Owner: Belaucri Team, LLC
Applicant: Belaucri Team, LLC
Representative: Precision Land Surveyors

SURROUNDING ZONING AND LAND USE

North: M-1 / (Manufacturing) /
South: C-3/ (Commercial)/ C-1 / (Commercial)/
East: C-3 / (Commercial) /
West: C-3/sc / (Commercial/special contract)/

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.7787 acres. Access to the subdivision is from Alameda Avenue. The proposed development is for one commercial lot. The applicant is requesting to waive all street improvements since fifty per cent of the lots within a quarter mile of the proposed development have already been developed. Additionally, Alameda is under TXDOT jurisdiction and their approval would be needed to install any improvements. This subdivision is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver request and **approval** of Davita-Alameda on a Major Combination basis subject to the following conditions and requirements:

Planning Division Recommendation:

The Planning Division recommends **approval** of the waiver request as per Section 19.10.050.1 and **approval** of Alameda –Davita Subdivision on a Major Combination basis.

1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood; or,

Plan El Paso Goals & Policies

The applicant's proposal meets Goal 7.11 of Plan El Paso:

Goal 7.11: Revitalize the Alameda corridor as a complete street.

Policy 7.11.2: Cluster retail and services at neighborhood nodes rather than allowing all uses along the entire corridor.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Identify the discharge pond location for all storm sewer runoff. Storm sewer cannot flow into Alameda Ave.; state roads are not designed to carry outside storm sewer flow.
2. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
3. Show 6" standard curb and gutter on both sides of the Alameda typical street cross section.

Capital Improvement Department - Parks

No comments received.

El Paso Water Utilities

No comment received.

El Paso County 911 District

No comments received.

Street and Maintenance Department

No comments received.

Central Appraisal District

No objections.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

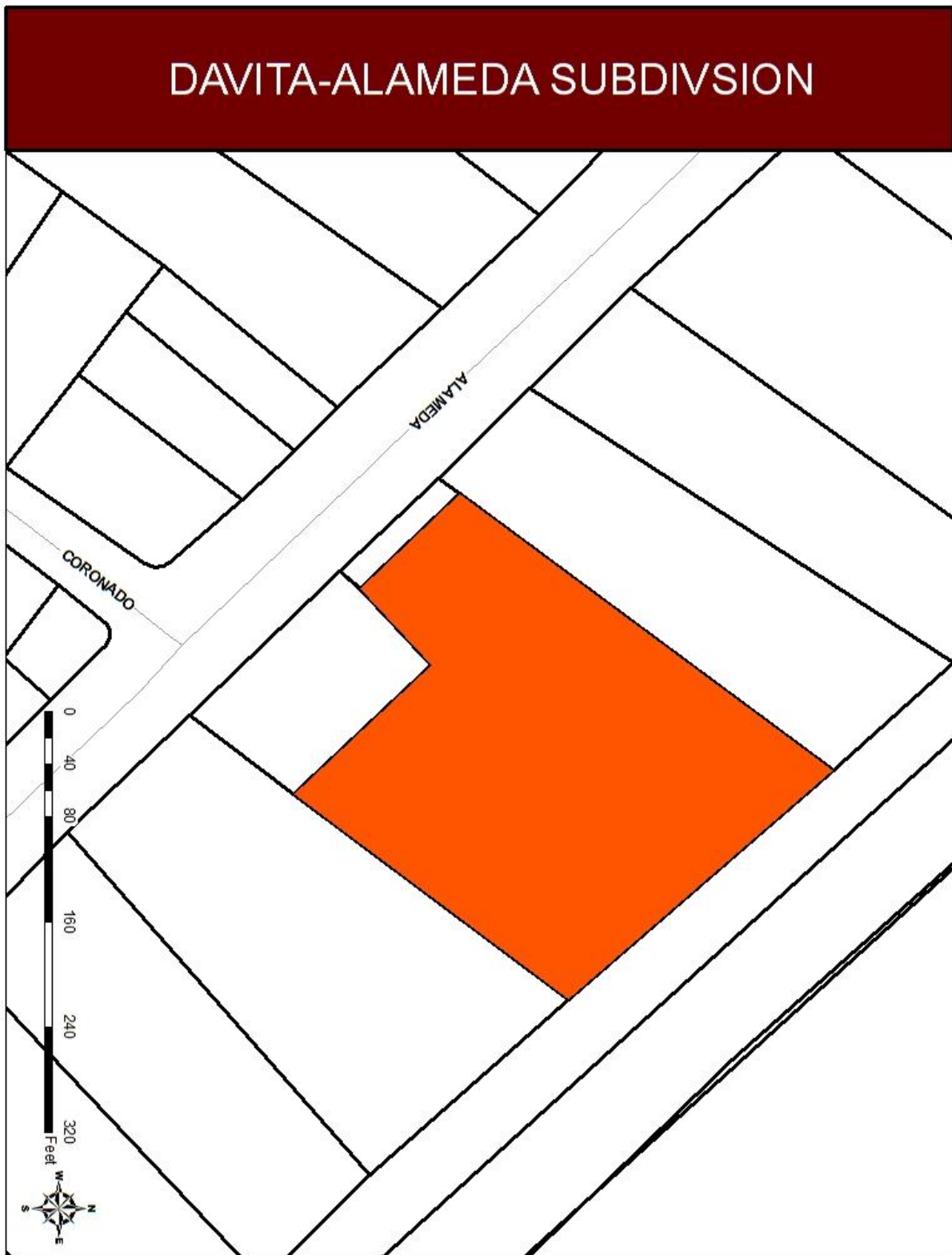
Additional Requirements and General Comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

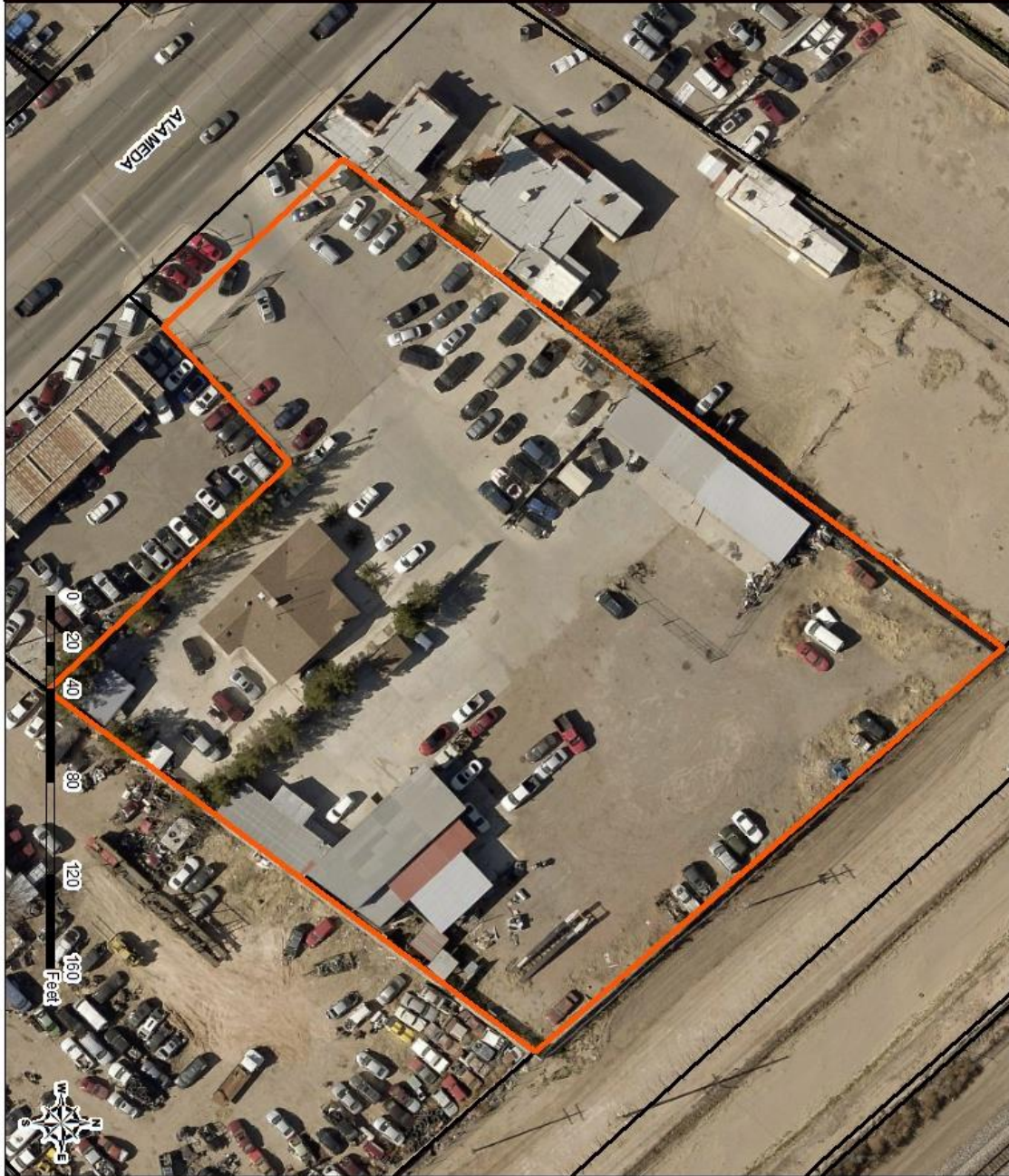
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver Request
6. Application

ATTACHMENT 1

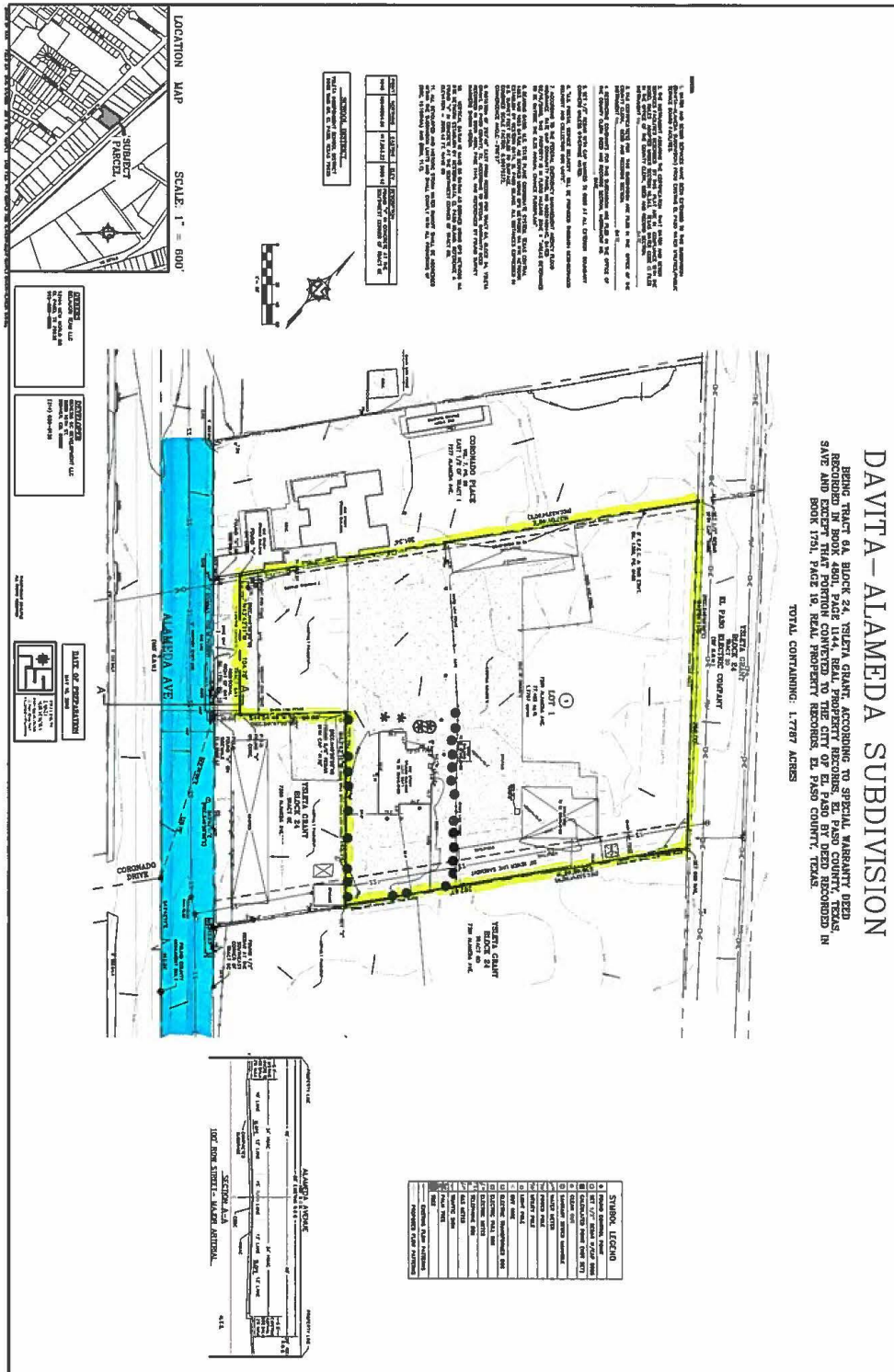


ATTACHMENT 2

DAVITA-ALAMEDA SUBDIVISION

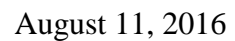


ATTACHMENT 3

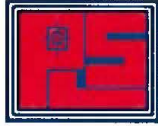


DAVITA-ALAMEDA SUBDIVISION
BEING TRACT 6A, BLOCK 24, YALETA GRANT, ACCORDING TO SPECIAL WARRANTY DEED
RECORDED IN PUBLIC RECORDS IN DEED BOOK 1540, PAGE 10, AND DEED BOOK 1541,
PAGE 10, BOTH IN THE CITY OF EL PASO, IN DEED BOOK 1540, PAGE 10, AND DEED
BOOK 1541, PAGE 10, REAL PROPERTY RECORDS IN DALLAS COUNTY, TEXAS.

TOTAL CONTAINING: 1.7767 ACRES



ATTACHMENT 5



PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.

El Paso, Texas 79927

Ph# (915) 222-5227

City of El Paso
801 Texas Ave.
El Paso, Texas 79901

Attention: Ms. Armida R. Martinez

Reference: Davita-Alameda Subdivision

Dear Ms. Martinez:

On behalf of the applicant for the subject subdivision, as per Chapter 19.10.50.A.1.a., we are requesting a waiver for the improvement of substandard streets right of way in Alameda Avenue (Texas State Highway 20). Alameda has a 100 foot right of way with 20 additional feet of right of way along the frontage of the subject subdivision. The 20 foot right of way was originally dedicated to widen Alameda Avenue as conditioned by a zoning change described by Book 1751, Page 19 recorded in the Deed Records of El Paso County, Texas. Frontage for the subject subdivision is about 105 feet. Alameda is a State Highway and the adjoining properties have not dedicated the additional 20 feet of right of way. Applicant is not interested in vacating the 20' of ROW at this time. More than fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

We look forward to your favorable consideration to our request for the waiver. If you have any questions, please contact me at 915-222-5227

Sincerely,
Jesus Daniel Ibarra
R.P.L.S. TX#6085,
P.E. TX#119976,
Precision Land Surveyors

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 7-7-16

FILE NO. SUSU16-00052

SUBDIVISION NAME: Davita-Alameda Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tract 6A, Block 24, Ysleta Grant
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	<u>1</u>
Commercial	<u>1.7787</u>	<u>1</u>	Total (Gross) Acreage	<u>1.7787</u>	_____
Industrial	_____	_____			
3. What is existing zoning of the above described property? C-4 Proposed zoning? C-4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
On-site ponding
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception Side walks to remain at back of curb
9. Remarks and/or explanation of special circumstances: 20' City R.O.W. Parcel dedicated during rezoning agreement to remain as R.O.W.
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Belaucuri Team LLC 12104 New World Dr. El Paso, TX 79936 (915) 288-0155
(Name & Address) (Zip) (Phone)
13. Developer DaVita Healthcare Partners, Inc. 2000 16th St. Denver, CO 80202 (214) 629-6129
(Name & Address) (Zip) (Phone)
14. Engineer Precision Land Surveyors 10441 Valle De Oro Dr. El Paso, TX 79927 (915) 222-5227
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: Jesus Cuanda

REPRESENTATIVE: Jesús Barra

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department
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